

**ARCHITECTURAL REVIEW BOARD
WILLIAMSBURG, VIRGINIA
AGENDA
Tuesday, August 28, 2007**

The meeting will be called to order by the Chairman on Tuesday, August 28, 2007, at 6:30 P.M. in the Third Floor Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street. When invited by the Chairman, speakers should state their name and address before making brief comments.

ARCHITECTURAL PRESERVATION DISTRICT

ARB #07-065 Brooks Land Corporation/105 Bacon Street- Exterior Change (wood to vinyl siding)

ARB #07-066 Saras/203 Armistead Avenue – Exterior Change (cover windows with plywood)

CORRIDOR PROTECTION DISTRICT

None

SIGNS

ARB

SIGN #07-040 Waterfall Ice/1660 Richmond Road - Monument Sign

*ARB

SIGN #07-041 The Genuine Smithfield Ham Shoppe/423 Prince George Street – Building Mounted & Awning Signage

CONCEPTUAL REVIEW

ARB #07-067 CWF/Quarterpath Shopping Center/1450 Quarterpath Road – New Shopping Center

OTHER

Minutes of the August 14, 2007 meeting

*** = Consent Agenda**

The plans are available for review at the Williamsburg Planning Department, 401 Lafayette Street, during regular working hours prior to the meeting. Please contact the Planning Department at (757) 220-6130 if you have any questions regarding this proposal. Otherwise, comments may be made at the meeting to the Architectural Review Board.

ARCHITECTURAL PRESERVATION DISTRICT

ARB #07-065 Brooks Land Corporation/105 Bacon Street

The applicant is proposing to replace the wood siding on the rear of the building including the dormers with vinyl siding. The applicant has provided pictures of the deteriorated siding along with estimates of repairing the existing siding and installing vinyl siding on the building.

Our records indicate this building was constructed in 1948. The building to the right is Fleming's Engraving which has cementitious siding and the building to the left has vinyl siding.

This property is located in the **AP-3 Zone** of the **Architectural Preservation District** and the following section of the ***Design Review Guidelines*** pertains to this request: Chapter V; pages 9 thru 13. The ***Design Review Guidelines*** allow the Board to determine on a case-by-case basis if vinyl siding is appropriate if standards are met for the vinyl siding as set forth in the guidelines.

The applicant will bring a sample of the proposed siding to the meeting for the Board to review. The Board will need to decide if the applicant can replace the existing wood siding with white vinyl siding.

ARB #07-066 Saras/203 Armistead Avenue

The applicant is requesting permission to board up the windows with plywood painted white on the dwelling. This property has been vacant for a number of years and is on the City's listing of buildings 50 years old or older and is known as the Henry Billops House with a construction date of 1929.

This property is located in the **AP-1 Zone** of the **Architectural Preservation District** and Chapters I, II, and V of the ***Design Review Guidelines*** pertain to this request.

Staff has reviewed this request to board up the existing windows and recommends denial because it will significantly affect the appearance of the building and the surrounding area. Staff recommends the applicant repair the existing broken glass and secures the existing windows on the building so that outside elements are not allowed to deteriorate the interior of the building. A guiding principal behind the ***Design Review Guidelines*** is to enhance the quality of life for all residents and visitors to the City by preserving the character and desirable aesthetic features of the community. This building is located in the AP-1 Zone which is the most restrictive zone because of its age and proximity to the Historic Area and center city. Therefore, retaining the architectural character is important to the area and boarding up the structure will give the appearance of a blighted building which will affect the architectural appearance of the building and the surrounding area.

CORRIDOR PROTECTION DISTRICT

None

SIGNS

ARB

SIGN #07-040 Waterfall Ice

This is an application to reface the monument sign. The applicant proposes an opaque background with navy blue, turquoise and white lettering as shown on the enclosed drawings.

This sign is located in the **Corridor Sign District** and the following section of the ***Design Review Guidelines*** pertains to this application: Chapter VII – Signs; Pages 1 through 8.

The applicant will bring samples of the proposed colors to the meeting for the Board to review. Staff recommends simplifying the sign by removing “we’re in Casa Maya” on the proposed sign.

*ARB

SIGN #07-041 The Genuine Smithfield Ham Shoppe/423 Prince George Street

This is an application for three building mounted and two awning signs as shown on the enclosed drawings. The applicant proposes a maroon background with gold text for the building signs and maroon cloth awnings with gold text for the awnings.

These signs are located in the **Downtown Sign District** and the following section of the ***Design Review Guidelines*** pertains to this application: Chapter VII – Signs; Pages 1 through 8. Chapter VIII of the Design Review Guidelines pertains to awnings.

Staff has reviewed the request and recommends approval conditioned upon the awnings having sides as required by the ***Design Review Guidelines***.
Consent Agenda.

CONCEPTUAL REVIEW

ARB #07-067 CWF/Quarterpath Shopping Center/1450 Quarterpath Road

The applicant is submitting conceptual plans for a proposed 100,000 – 125,000 square foot shopping center at the intersection of Quarterpath Road and Route 199 as shown on the enclosed site plan and building elevations. Conceptual plans are submitted for the two shopping center buildings which will consist of a grocery store and several shops. The four detached buildings along the front of the property along Route 199 will be submitted at a later date when tenants are secured for the lots.

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The applicant proposes the following materials for the building:

- Foundation – concrete
- Walls – brick
- Roof – Rubber membrane and standing seam metal
- Doors – Aluminum storefront and metal for rear doors
- Windows – Aluminum storefront
- Trim – EFIS and metal coping
- Gutters/Downspouts – metal
- Rails – metal
- Dumpster screening – brick
- Sidewalks – concrete

The applicant has also submitted a conceptual sign design for the shopping center. Basically, white channeled letter faces with the color of the return for the letter being subject to our guidelines are proposed for the shopping center. Each tenant will be required to submit to the developer then the City's Architectural Review Board for final sign designs when the individual tenant spaces are leased.

This property is located in the **Corridor Protection District** and Chapter VI pages 1 thru 9 of the ***Design Review Guidelines*** pertain to this request.

The Board will need to review the request and decide if the proposed design, colors and materials area acceptable. Based on comments from the Board the applicant will return at a later date with final drawings when the site plan is submitted for review.

Carolyn A. Murphy, AICP
Deputy Planning Director